



PLAN COMMISSION

Meeting Minutes

August 27, 2012

A regular meeting of the Plan Commission was called to order at 7:00 p.m. on August 27, 2012 in the City Hall council chambers by Chairman Peltier.

Members Present: Solberg, Cook, Martinson, Klos, Williams and Smith

Others Present: Eide, Schofield, Jones, Dahl, Sander, Prange and numerous members of the public

A motion was made by Solberg, seconded by Klos, to approve the minutes of the July 23, 2012 meeting. Motion carried.

The Chair opens the public hearing to the Broadstreet Menomonie, LLC Planned Unit Development (PUD) proposed for the property at 503 Broadway, site of the former Leever's grocery store. The developer, Brett Naylor reviewed the plan with the commission indicating it is a "viable plan" as presented and should provide sufficient cash flow to meet its financial requirements. No plans have been prepared for the second phase, northerly half, of the property. Members of the public including Dulin, Thurin, Halverson and Stange spoke in support of the project. Stange raised questions regarding parking and if additional parking spaces would be available on the undeveloped northerly lot.

The Chair opened the public comments section of the agenda with Mark Kraske giving an overview of the proposed Bundy Hall redevelopment plan. Mr. Kraske indicated that weddings, small conferences and corporate events are planned for the site. The Kraske's plans to leave the facility in its current state, become a community tax generator, have internships with UW Stout, and would be a locally owned and run family business.

Bob Colson, representing Dunn County, indicated he was available to review the minor developer's agreement change being requested for the driveway access to the new Dunn County healthcare center.

Dan Riordan, representing the Meadow Hill Drive residents, spoke in opposition to the proposed Bundy Hall rezoning as presented and raised the following concerns including: noise, vehicle traffic, pedestrian safety, decreased property values, spot zoning, future use if the property is sold under Tech Park zoning and the availability of a city on-sale liquor license.

Jim Lilli, representing the Dunn County Humane Society, was present to answer questions regarding the proposed CSM transferring of land to that organization.

Bob Willow, Meadow Hill Drive resident, spoke in support of Riordan's objections, questioned the process and stated the Tech Park zone is a special area not intended for this neighborhood.

Public comments were closed.

Chairman Peltier stated that he had visited the Urban Lands development in Minneapolis and thought it was a well constructed and designed facility. After further commission discussion, a motion was made by Smith, seconded by Williams recommending Council approval of the Broadstreet, Menomonie, LLC planned unit development at 503 Broadway for a multi-use residential/commercial redevelopment project plus an additional 33 tenant parking spaces on the vacant lot north of the proposed PUD site. Motion carried.

Motion was made by Williams, second by Martinson recommending City Council approval of a zoning ordinance amendment to allow first floor residential units for the south westerly portion of the Broadstreet Menomonie, LLC planned unit development at 503 Broadway (adjacent to 2nd St. West). Motion carried.

Motion was made by Williams, seconded by Solberg to approve the Broadstreet Menomonie, LLC certified survey map creating lots 1 and 2, and an easement parking area on lot 1 to provide the 33 additional parking spaces. Motion carried.

Engineer Jones gave an overview of the proposed zoning ordinance amendment for the Bundy Hall property to facilitate the Kraske rezoning request pending before the City Council. Commissioner Smith thought the area should be protected but was not convinced that the change in zoning would obtain the desired result. Concerns regarding noise, spot zoning, future businesses and traffic issues were raised by Commission members. The chair opened the floor for additional public comments with Willow, Russell and Peggy Klos providing both pro and con input relating to the development.

A motion was made by Cook, seconded by Martinson recommending that the City Council deny the section 10 – 17 – 2 Technology Park Specialized Industrial district zoning ordinance amendment as forwarded by the City Council. Motion carried.

Ken Conklin provided an overview of the Dunn County Transit Commission proposal for a north-south bus route in Menomonie. Mr. Conklin indicated that 3 parking spaces/meters need to be removed, concrete pads and bus signs installed and possibly three shelters located. After some further discussion, a motion was made by Klos, seconded by Smith recommending city support for the establishment of a north-south bus route by the Dunn County Transit Commission including approximately 20 signs, 7 concrete pads and 3 bus shelters on city right-of-way. Motion carried.

A motion was made by Klos, seconded by Smith recommending City Council approval of an amendment to the Dunn County development agreement for the relocated driveway and sidewalk entrance to the new healthcare center as presented. Motion carried.

A motion was made by Smith, seconded by Solberg to approve the Dunn County Humane Society certified survey map creating Outlot 1 adjacent to their current property as presented. Motion carried.

A motion was made by Martinson, seconded by Smith to favorably recommend the 2013 – 2017 Capital Improvements Program to the Council as presented. Motion carried.

A motion was made by Klos, second by Solberg endorsing the Urban Forestry Board's proposal to apply for designation as a Bird City Wisconsin community. Motion carried.

A motion was made by Smith, seconded by Cook to adjourn. Motion carried.

Respectfully submitted,

Lowell Prange
Secretary